

THE WORKABLE PROGRAM FOR URBAN RENEWAL 1960-61

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To The Honorable
The Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

Gentlemen:

It is my pleasure to submit to you for your review, approval and adoption the 1960-61 Workable Program for Urban Renewal in San Francisco. This program is an official plan of action which includes a wide range of activities, under the sponsorship of both public and private organizations, all of which are designed to create a better living environment within the City and County of San Francisco.

The adoption and use of the Workable Program results in the following:

- (1) It places the City and County of San Francisco on record as determined to eliminate blight and the causes of blight and to initiate effective action throughout local government towards eliminating blight.
- (2) It provides a table of organization and delegation of responsibility for the co-operative action of City, State and Federal government and private groups in reaching the goals of Urban Renewal.
- (3) It makes the City eligible, upon recertification of its Workable Program, for the continuance of certain Federal financial assistance, including:
 - (a) Loans and capital grants for the planning and carrying out of rehabilitation and redevelopment programs.
 - (b) Contributions for low-rent Public Housing.



- (c) Liberal mortgage insurance for construction and rehabilitation of dwellings within Urban Renewal Areas (Section 220).
- (d) Liberal mortgage insurance to assist families displaced by urban renewal projects or other government actions (Section 221).

Each year the Workable Program lists the previous year's goals, what has been accomplished towards achieving these goals during the current year, and what the City intends to accomplish in the coming year.

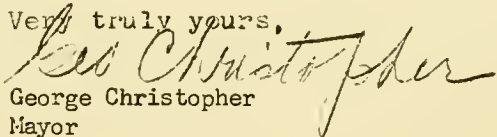
The Workable Program is an annual responsibility required of any local government wishing to participate in Federal Urban Renewal Programs. It represents a device which any well planned and organized city needs for efficient operation and progress, regardless of federal benefits. This document outlines a program towards achieving a co-ordinated approach to the problems of urban blight similar to the manner in which the Capital Improvement Program serves as a guide to the co-ordinated provision of public facilities.

During the fiscal year 1959-60 substantial urban renewal progress was made especially in the areas of planning, redevelopment, code enforcement, relocation, and citizens participation. A comparative analysis of the goals listed in the 1959-60 Workable Program and the progress reported in the Program reveals that 27 of the 32 1959-60 goals were wholly accomplished. This amounts to 84%. The five remaining 1959-60 goals were partially accomplished and included again as 1960-61 goals. In addition, the 1959-60 progress columns of the Program reveal accomplishments in 41 activities not promised in the 1959-60 Workable Program.

San Francisco has, however, a long way to go before all slums are eliminated and procedures are perfected for the prevention of slums. This Program lists 86 new goals to be accomplished during the next fiscal year.

It is respectfully requested that this Workable Program be adopted by resolution of the Board of Supervisors and that the resolution be transmitted to the Housing and Home Finance Agency with a request that the Workable Program be recertified.

Very truly yours,


George Christopher
Mayor



THE WORKABLE PROGRAM FOR URBAN RENEWAL
June 1, 1960 to June 1, 1961

City and County of San Francisco

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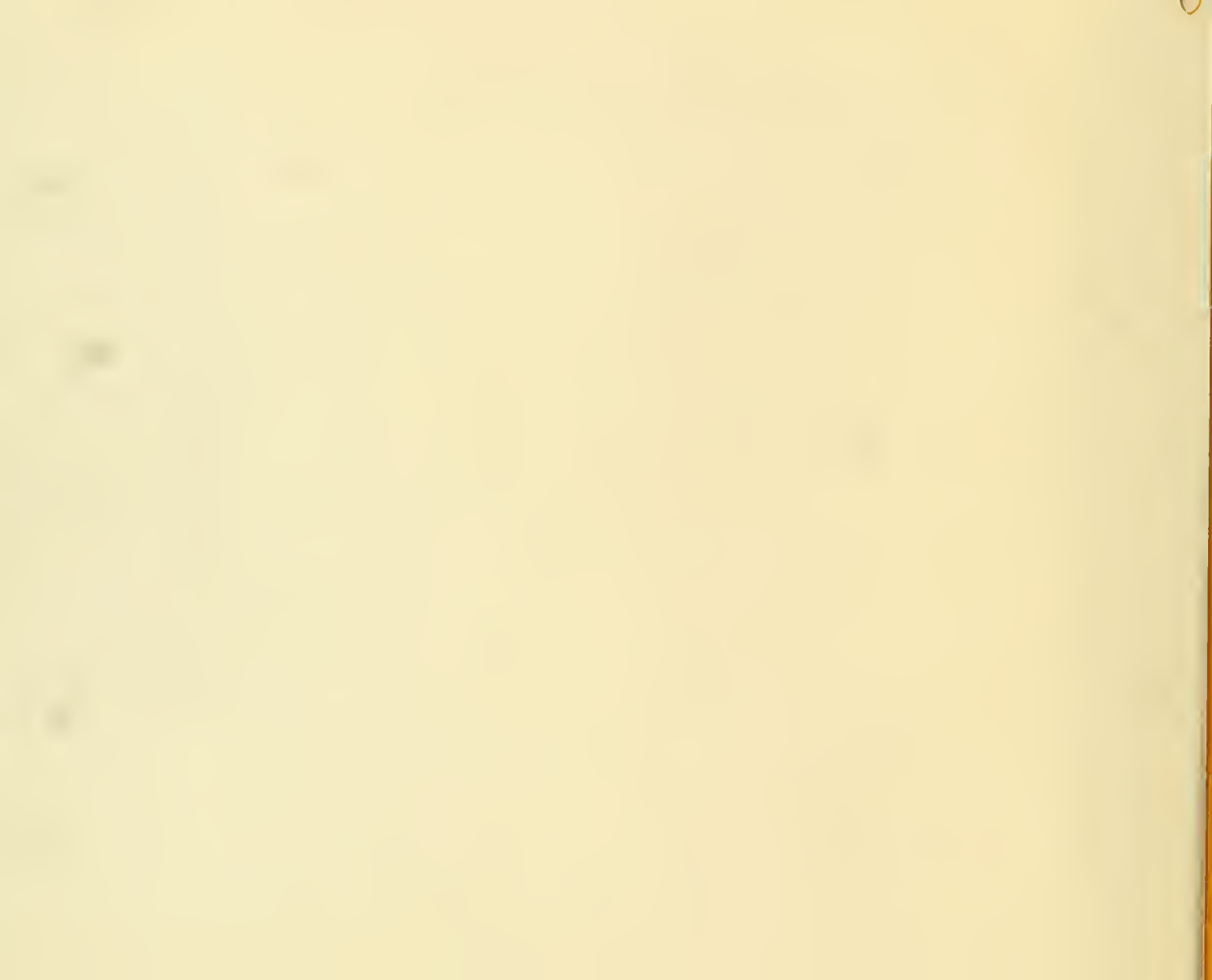


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PART I - CODES AND ORDINANCES

1

1959-60 Goals

2

1959-60 Progress

1960-61 Goals

ZONING CODE

Final enactment of Code
(1959-60 Workable Program
Part 1, Goal 1)

The Board of Supervisors
adopted zoning maps and
amendments to text on
November 2, 1959. Code
becomes effective May 2,
1960. (See exhibit 1-A)

I-1 Initiation of the
policy of contin-
uous updating of
maps and text
through amend-
ments to the Zoning
Ordinance.

Block maps at 50 feet to
the inch are being pre-
pared to show the new
zoning, set backs, height
limits, and restrictions
on outdoor advertising as
applied to each block.

HOUSING CODE

Amendment of Code--Conser-
vation and Rehabilitation
Areas (Part 1, Goal 7)

Amendment redefines "Re-
habilitation Area" and adds
"Conservation Area" and
"Planned Area Inspection" in
language which conforms to
that in the HHFA Publication,
Housing Definitions.

1

Goals listed in last year's Workable Program are referred to in parenthesis.

2

Period from June 1, 1960 to June 1, 1961.



1959-60 Goals

Amendment of Code, Report
of Residential Building
Record

1959-60 Progress

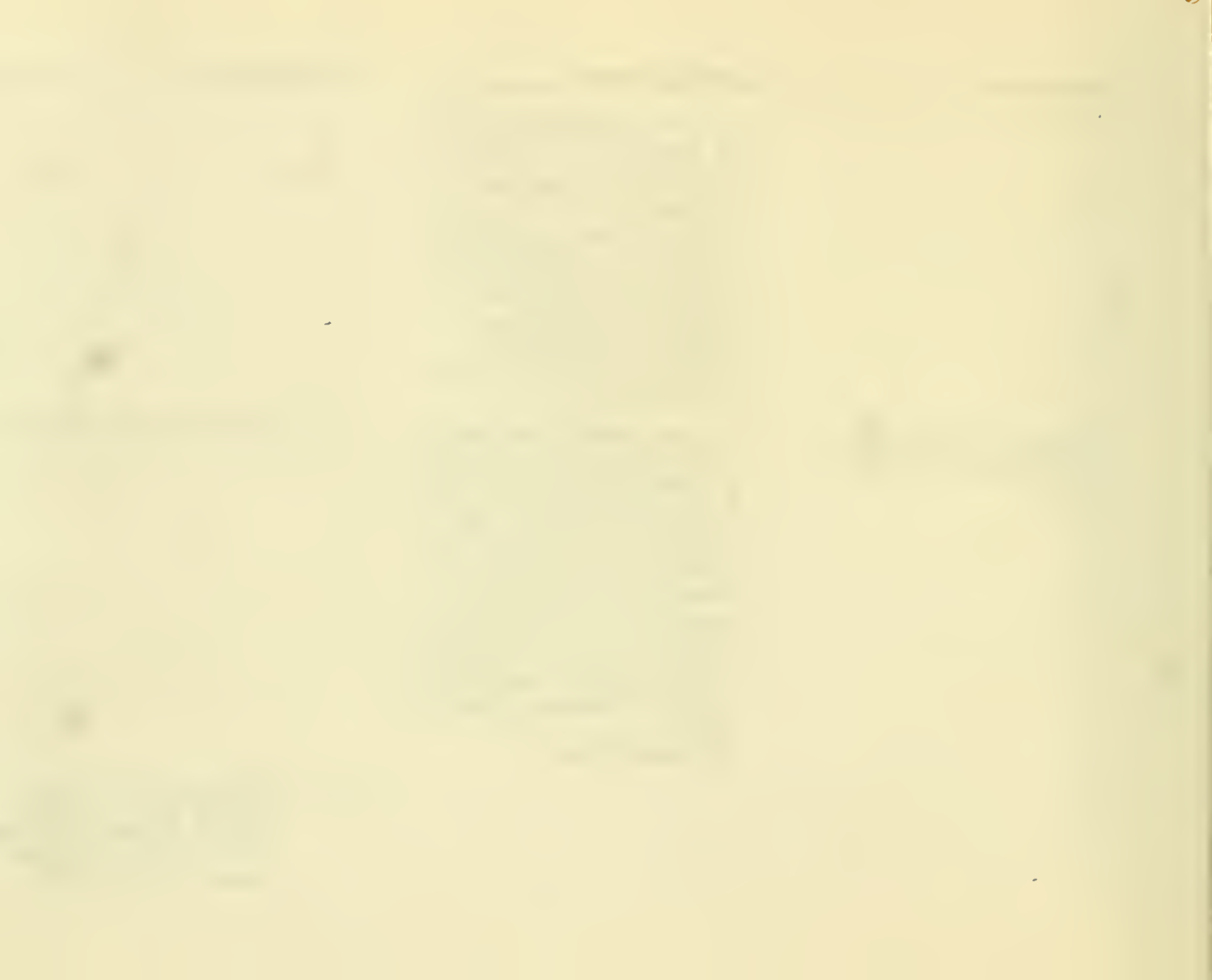
This same amendment provides for Designation of Conservation areas by the Chief Administrative Officer on recommendation of the Director of City Planning. Thus conservation and rehabilitation programs are simpler to administer and become part of standard city procedure. Adopted by the Board of Supervisors October 19, 1959. (See Exhibit I-B)

A second Housing Code amendment requires that any seller of residential property deliver to the potential buyer a compiled copy of various city records on the property, thus indicating the legally permitted use of the premises. Buyer may waive this protecting provision. Owner may also purchase a physical inspection of the premises. Adopted by Board of Supervisors, March 22, 1960. (See Exhibit I-C)

1960-61 Goals

(See: Part IV, Administration)

I-3 Initiate annual restudy of Housing Code and submission of amendment proposals, if any, to Board of Supervisors by March, 1961.



1959-60 Goals

1959-60 Progress

1960-61 Goals

BUILDING CODE

Amendment of Code, (Part I, Goal 5)

Amendment of Article 21 exit standards will eliminate exterior type fire escapes on most buildings and provide for enclosed fire resistant stairways of sufficient number to provide adequate and safe means of egress. This amendment is in its final stages of preparation for submission to the Board of Supervisors.

I-3 Revised Article 21 of the Building Code to be submitted for action by the Board of Supervisors by August, 1960.

I-4 Initiate annual restudy of Building Code and submission of needed amendment proposals if any to Board of Supervisors by March, 1961.

PLUMBING CODE

Revision of Code (Part 1, Goal 4)

Research for the drafting of a completely revised Plumbing Code is in progress. Present Code has been reprinted.
(See: Exhibit I-D)

I-5 Text to be prepared for review by interested parties by February, 1961.

1959-60 Goals

1959-60 Progress

1960-61 Goals

FIRE CODE

Enactment of Code (Part 1,
Goal 2)

The draft of the Fire Code is almost complete. Final completion awaits expected revision of the California Administrative Code and State Housing Act provisions dealing with fire prevention requirements concerning schools, industrial safety, explosives, and enforcement. The draft has been submitted to the Office of the Board of Supervisors, where it remains, pending the expected revisions.

I-6 Submission for action to the Board of Supervisors by February, 1961.

FIRE PROTECTION CLASS

Maintenance of Rating.
(Part 1, Goal 3)

San Francisco has maintained its Fire Protection Class 2, Fire Underwriters' Rating. Bakersfield, California; Seattle, Washington; and Portland, Oregon, are the only other Pacific Region cities which have reached so high a standard. No city has received a Fire Protection Class 1 rating.

I-7 Maintenance of Fire Protection Class 2 rating.



1959-60 Goals

1959-60 Progress

1960-61 Goals

ELECTRICAL CODE

Revision of Code

Provisions of the Electrical Code dealing with commercial and industrial installations are being revised. Preparation began October, 1959.

I-8 Completion of Preparation and Public Hearings, Revisions to be in effect by September 1960.

PUBLIC WORKS CODE

Printing of Code

The revised Public Works Code was printed with amendments to and including November 15, 1959.
(See Exhibit I-E)

SIGN CONTROL ORDINANCE

Preparation of Code Text

A sign-control Code is in preparation by the Department of City Planning.

I-9 Draft of Code to be submitted for review by City Departments, May, 1961.

DESIGN CONTROL ORDINANCE

Preparation of Text.

The text of this ordinance was authored by the Office of the City Attorney and is being re-

I-10 Completion of study by city departments on the general desirability and specific

1959-60 Goals

1959-60 Progress

1960-61 Goals

viewed by the City Departments.

The ordinance would enable groups to apply to a Board of Architectural Approval to set up an Architectural Control District. Within such a district building permits would be reviewed for conformity to the established design standards.

enforcement mechanics of the ordinance by October, 1960.

CALIFORNIA COMMUNITY REDEVELOPMENT LAW

Amendment of law, (Part 1, Goal 6)

Law was amended to refine and simplify State requirements relative to Urban Renewal. The tentative plan requirement was eliminated and the time required for redevelopment was shortened.

I-11 Redevelopment Agency to formulate desirable changes.

1959-60 Goals

1959-60 Progress

1960-61 Goals

CODE COMMITTEE OF INTER-AGENCY COMMITTEE ON URBAN RENEWAL

- I-13 A committee to be established to make annual review of and recommend amendments to Municipal Codes in order to:
- (a) Up-date them to latest standards.
 - (b) Eliminate conflicting provisions within and between codes.
- The committee will also study and make recommendations on State and Federal legislation.

PART II - COMMUNITY PLAN

STATUS OF MASTER PLAN

The adopted elements of a comprehensive community plan for the City and County of San Francisco include: (1) A Land Use Plan, adopted in January 1953 and amended in April 1953; (2) A Trafficways Plan, adopted in July 1951 and amended in May 1955; (3) A Firehouse Location Plan, adopted in October 1952 and amended in May 1955; (4) A Library Location Plan, adopted in April 1953 and amended in December 1959; (5) A Recreation Area and Park Location Plan, adopted in November 1956; (6) A Civic Center Development Plan, adopted in April 1959; (7) One-Way Street Plan, adopted January 1951 and amended in April 1951; (8) Shoreline Acquisition Plan, February 1953; (9) Small Craft Harbor Plan, June 1956.

CAPITAL IMPROVEMENT PROGRAM

The Department of City Planning publishes annually a Capital Improvements Program which reviews all capital improvement projects proposed by the city departments as to conformity with the Master Plan. Consideration is also given to departmental priority ratings and coordination of the projects with the over-all long range capital improvement program. Projects are submitted for a six year period, with review by the Commission of the first year program. The most recent Capital Improvement Program document was published by January 1960 and covers the years 1960-61 through 1965-66 (See exhibit II-A). (See also: Part V - Financing, Capital Improvements Program)

ADMINISTRATION OF PLAN

The administration of the Comprehensive Master Plan is carried out by the City Planning Department under the following four divisions:

Master Plan and Urban Renewal - This division carries out the studies of the Planning areas of the City leading to adoption of and to revisions to the Land Use, Transit, and Trafficways Plan; the Zoning Maps and the City-Wide Urban Renewal Plan.

Referrals and Special Projects - This division works with other departments and agencies in developing plans for the location of public facilities (on the basis of the General Plan), revising them when amendments are necessary in the carrying out of the departmental programs. It prepares the Capital Improvement Program in cooperation with the city departments and agencies involved. It reviews the matters submitted to the Department of City Planning under the mandatory referral program (sale, purchase and exchange of city land, changes in street alignment, etc.) subdivisions, public housing projects and quarries.

Research and Analyses - This division carries out special research and planning studies dealing with population, housing conditions, traffic and transit.

Zoning - This division administers the zoning ordinances, reviews all building permits for conformity to zoning, setback, lot size, parking, and height limits, ordinances; and represents the department when decisions of the Planning Commission are appealed before the Board of Supervisors or the Board of Permit Appeals. Under provisions of the new zoning ordinance the Zoning Division will have the major responsibility for enforcing the ordinance.

The staff of the Department of City Planning consists of fifteen professional planner positions, a Zoning Administrator, a Zoning Technician, a Secretary to the Commission, four draftsmen, a Delineator, and seven clerical positions.

EFFECTUATION OF PLAN

Through the referral process, by continuing liaison with the city departments involved and by scheduled revisions to the Master Plan and Zoning Code a concerted and generally successful effort is being made to guide the over-all development of the city towards the goals contained in the various plans and toward the city-wide goals of the Master or Comprehensive Plan and the general goal of Urban Renewal.

1959-60 Goals

1959-60 Progress

1960-61 Goals

CIVIC CENTER DEVELOPMENT PLAN

Adoption by City Planning
Commission (Part 2, Goal 1)

Adopted by the City Planning
Commission as Part of the Pub-
lic Facilities Section of the
Master Plan, April 23, 1959
(See Exhibit II-B)

SCHOOL LOCATION PLAN

Adoption of Plan (Part 2,
Goal 4)

Plan approved by the School
Department for adoption by
the Planning Commission.

II-1 Adoption of the Plan by
the Planning Commission
as part of the public
Facilities Section of the
Master Plan. November,
1960.

LIBRARY LOCATION PLAN

Amendment of Plan

Library Location Plan, amend-
ed by the City Planning Com-
mission, December 17, 1959.
(See Exhibit II-C)

CITY-WIDE URBAN RENEWAL PLAN

Adoption of Plan (Part 2,
Goal 3)

Plan adopted by the City Plan-
ning Commission as part of the
Land Use Section of the Master
Plan, May, 1960. (See Exhibit II-D)

1959-60 Goals

1959-60 Progress

1960-61 Goals

ZONING CODE

(See: Part 1, Codes and Ordinances, Zoning Code)

POLICE FACILITIES LOCATION PLAN

Preparation of Plan

Police Facilities Location Plan Study under way

II-2 Adoption of the Plan by the Planning Commission as part of the Public Facilities Section of the Master Plan. November, 1960.

PUBLIC HEALTH CENTER LOCATION PLAN

Preparation of Plan

Public Health Center Location Plan adopted by the Planning Commission as part of the Public Facilities Section of the Master Plan. May, 1960.

1959-60 Goals

1959-60 Progress

1960-61 Goals

TRAFFIC WAYS PLAN

Amendment of Plan

Traffic Ways Plan Review
in Progress.

11-3 Amendment of the Plan
by the Planning Com-
mission as part of the
Transportation Section
of the Master Plan.
November, 1960.

TRANSIT PLAN

Preparation of Plan

Transit Plan completed,
Plan submitted to the Bay
Area Rapid Transit Dis-
trict for analysis and
review.

11-4 Adoption of a Transit
Plan by the Planning
Commission when the
District Plan is made
final. January, 1961.

MASTER PLAN REPORT

Publishing of Plan

Master Plan Report, Funds
Requested, \$6,500.

11-5 Official Comprehensive
Master Plan Report and
Plan Publication.
January, 1961.

PART III - NEIGHBORHOOD ANALYSIS

1959-60 Goals

1959-60 Progress

1960-61 Goals

FEASIBILITY OF REHABILITATION STUDY

Completion of Survey (Part 4, Goal 2 and Part 3, Goal 2)

A survey was completed for selected areas in San Francisco to determine comparative cost of structural rehabilitation or replacement, combined with socioeconomic data regarding tenants and owners. The study was carried out by an architectural consultant and a real estate analyst and involved structures in the Haight-Ashbury District, the Inner Richmond District, Bernal Heights District, and Excelsior District.
(See Exhibit III-A)

III-1 Completion of report on the study including sociological and attitudinal analyses of the four areas.

Financing of Study
(Part 5, Goal 5)

Funds appropriated May 13, 1959 by the Board of Supervisors

RESIDENTIAL CONVERSION STUDY

Completion of Survey

An external survey to determine converted residential structures throughout the entire city was conducted by the Urban Renewal Division in 1959.

1959-60 Goals

1959-60 Progress

1960-61 Goals

Research was carried out to determine, on a 5% sample basis, the legality of conversions.
(See Exhibit III-B)

WORKING AREA DEVELOPMENT PLANS

Preparation of Plans

The City Planning Department is presently working on Planning area studies in the Working or non-residential area of the city comparable to the Plans prepared for the Residential Planning Areas.
(See Exhibit III-C)

III-2 Completion of Working Area Development plans and Amendment of the City-Wide Land Use Plan.
June, 1961.

CENSUS OF HOUSING

Special Tabulation

Special Tabulation of 1960 Census of Housing Data: The San Francisco Housing Authority has contracted with the Federal Bureau of the Census for a special Tabulation of 1960 Housing Census Data. This data will be used by the Housing Authority in determining future Public Housing

III-3 Analysis of completed tabulation by City Agencies.

1959-60 Goals

1959-60 Progress

1960-61 Goals

needs in San Francisco and will be made available to agencies of the City government to assist in Urban Renewal Planning. The cost of this special tabulation to the Housing Authority is approximately \$10,000.

HOUSING MARKET ANALYSIS

III-4 City-Wide Study to be initiated by March, 1961 to update 1950 Study. To be done by consultants to the Department of City Planning.

REHABILITATION PROJECT

Recommendation of Area

Rehabilitation Project: Exploratory studies in progress for two areas of San Francisco.

III-5 Rehabilitation Area Project to be recommended by the Director of Planning and, if Federal aid is to be requested, designated by the City Planning Commission.

1959-60 Goals

1959-60 Progress

1960-61 Goals

REDEVELOPMENT PROJECT

New Area Recommendation
(Part 5, Goal 6)

Redevelopment Projects:
Funds appropriated - \$8,870;
Studies in progress.

III-6 Redevelopment Area
Project to be acted
on by the Planning
Commission: Western
Addition extension
preliminary plan
adopted; South-of-
Market, designation,
by January, 1961.

EMBARCADERO - AQUATIC PARK STUDY

III-7 Embarcadero-Fisherman's
Wharf-Aquatic Park Study,
to be completed by
January, 1961.

LAKE MERCED AREA DEVELOPMENT PLAN

III-8 Lake Merced Area Devel-
opment Plan to be com-
pleted, January, 1961.

DOWNTOWN MODERNIZATION STUDY

Revision of Study
(See also Exhibit II-D)

A revised Downtown Area Study
is in progress.

III-9 Revised Downtown Modern-
ization Report to be
published, January, 1961.

PART IV ADMINISTRATIVE ORGANIZATION

INTER-AGENCY COMMITTEE ON URBAN RENEWAL

FULL COMMITTEE

The committee was established by resolution of the Board of Supervisors, October 1953, and reconstituted February, 1957. It is engaged in the continuing process of preparing a city-wide program for urban renewal including legislative and budget requirements and recommendations for effectuating such a program to the Mayor and the Board of Supervisors. It is designated the coordinating committee for the administration of the city's urban renewal program.

The Committee consists of the following officers or their designated representatives: Mayor, Chief Administrative Officer, Director of Public Health, Director of Public Works, District Attorney, City Attorney, Director of Planning, Executive Director of the Housing Authority, Executive Director of the Redevelopment Agency, Chief of the Fire Department, Director of Public Welfare, Superintendent of Schools--San Francisco Unified School District, Controller, General Manager of Recreation and Park Department, and General Manager of the Parking Authority.

The Committee was chaired by the Associate Coordinator-Urban Renewal until his retirement in December, 1959. Pending a new appointment, the Acting Chairman is the Director of Planning.

The Committee meets monthly to hear reports on the programs of each agency and to make policy decisions: (See Exhibit IV-A).

EXECUTIVE COMMITTEE

The Executive Committee meets on call to formulate the agenda and policy questions to be brought before the full Committee. The Chairman of the Executive Committee is the Director of Public Works. Other members are the Director of Public Health, the Director of Planning, and the Executive Director of the Redevelopment Agency.

1959-60 Goals

1959-60 Progress

1960-61 Goals

GOALS AND ORGANIZATION COMMITTEE

Formation of Committee

Formed by the Executive Committee in March, 1960. The Committee is composed of the Chief of the Planning Division, Redevelopment Agency; the Senior Planner (Urban Renewal), Department of City Planning; the Urban Renewal Analyst, Department of Public Works; the Sanitarian in charge of the Concentrated Area Force, Department of Public Health.

This Workable Program was drafted by the Committee under the co-ordination of the Urban Renewal Analyst and with cooperation of all the Departments and Agencies involved.

IV-1 Preparation of a report to the full Committee by February, 1961. Report will include: (a) City's existing and future housing needs,¹ (b) the effect of the renewal program on housing supply, (c) examination of relocation needs and supply for persons displaced by redevelopment and other governmental activities, (d) methods and priorities for the City-Wide Urban Renewal Plan, (e) roles of various city departments and non-governmental agencies in various types of renewal programs

¹ Preliminary estimates prior to full Housing Market Analysis (See Part III, Neighborhood Analysis, Goal III-4)

1959-60 Goals

1959-60 Progress

1960-61 Goals

RECORDS COMMITTEE

Recommendation on Housing
Code

This Committee, especially the Director of Public Works and the Superintendent, Bureau of Building Inspection, advised city Attorney and interested groups on the text of the amendment to the Housing Code requiring a Report of Residential Building Record. This amendment was proposed by a member of the Board of Supervisors. (See also: Part I, Codes and Ordinances, Housing Code).

IV-2 Study of property record system of various city Departments and non-governmental agencies. Report to the Full Committee by December, 1960 on the feasibility of a unified, centralized record system possibly utilizing electronic data recording and processing equipment.

COORDINATOR - URBAN RENEWAL

The Coordinator, who was also the Superintendent of the Bureau of Building Inspection, Department of Public Works, retired in August, 1959. The position of Coordinator has since remained vacant.

The Associate Coordinator in the Mayor's Office has been responsible for coordination



of governmental and non-governmental efforts in developing and maintaining a sound physical structure within San Francisco. This position has been vacant since December, 1959.

1959-60 Goals

Continued liaison with Federal Agencies (Part 4, Goal 1)

Restudy of the Position

1959-60 Progress

The Associate Coordinator, until his retirement in December, 1959, continued his role as Chairman of the Inter-Agency Committee on Urban Renewal.

The Associate Coordinator conferred, at least once a month, with representatives of the U.S. Urban Renewal Administration. Since his retirement representatives of the City Departments of Public Works, City Planning, and Redevelopment have continued this liaison.

1960-61 Goals

IV-3 Restudy of the location, level and title of the Coordinator position and appointment of a replacement by July 1960.

CHIEF ADMINISTRATIVE OFFICER

Coordination of many urban renewal functions is facilitated by the control of the Chief Administrative Officer over the Departments of Public Health, Public Works, and Real Estate. He is also the Road Commissioner, the appointing officer of the Housing Appeals Board, and ex-officio member of the City Planning Commission, a member of the Mayor's Commission on State Legislation, and official advisor to the Mayor and the Board of Supervisors. Rehabilitation and Conservation Areas are designated by the Chief Administrative Officer upon the recommendation of the Director of Planning.

HOUSING APPEALS BOARD

The Board hears appeals from orders of condemnation or abatement by the Director of Public Health and Public Works.

1959-60 Goals

Appointment of Board

1959-60 Progress

The Board was appointed June 23, 1959 and heard and decided on 10 appeals from July 1959 to March 1960.
(See Exhibit IV-B)

1960-61 Goals

SUMMARY OF CODE ENFORCEMENT ACTIVITY AND INSPECTION PERSONNEL
(For full explanation see pages 30 to 42)

<u>1959-60 Goals</u>	<u>1959-60 Progress</u>	<u>1960-61 Goals</u>
DEPARTMENT OF CITY PLANNING		
Increase of 5 Personnel (Part 4, Goal 5 and Part 5 Goal 6)	Increase of 3 Personnel	Increase of 6 Personnel by June 1960 Budget, 5 additional planned by January, 1961. (See: page 29, note 3)
<u>Zoning Division</u>	(7 Inspection Personnel)	(Increase of 5 Zoning Personnel in Budget, 3 additional by Jan. 1961)
	Review of all Building and Sign Permit Applications	Establishment of enforcement procedure under new code.
	Inspection for zoning code violations.	
DEPARTMENT OF PUBLIC HEALTH BUREAU OF FOOD AND SANITARY INSPECTION		
No increase in Personnel (Part 4, Goal 5, and Part 5, Goal 6)	Transfer of payrolls of 4 Personnel to Department of Public Works	
	In structures of three or more dwelling units (consultant reports, where needed, from Building, Plumbing, Electrical, and Fire Prevention Inspectors):	

1959-60 Goals

District Force

1959-60 Progress

(55 Inspection Personnel)
Annual permit of occupancy
inspections.

Housing Code
Spot condemnation through-
out the city (with reports,
where needed, from Bureau
of Building Inspection,
Bureau of Fire Prevention
and Public Safety)

Review of Building Permit
Applications

Mission District study

(Inspection of food
establishments is also
function of this staff)

1960-61 Goals

Improvement of record
keeping system and in-
creased efficiency.

Concentrated code-
enforcement activity
in Mission District.

Concentrated-Area Force

(5 Inspection Personnel)

Hazard inspections in
Western Addition Extension
Area.

Continued condemnation
of hazardous structures
in Western Addition
Extension Area.

Relocation housing inspections
and training with Redevelopment
Agency staff.

1959-60 Goals

1959-60 Progress

1960-61 Goals

Inspection of Properties
to be acquired in Western
Addition Project Area.

Condemnation activity
South-of-Market

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Increase of 20 personnel
(Part 4, Goal 5, and
Part 5, Goal 6)

Increase of 7 personnel

Increase of 3 personnel
by June 1960 Budget,
3 additional planned
by January, 1961 (See:
Page 30, Note 8)

Building Division

(18 Inspection Personnel)

Reviews and inspects on
Building Permits (New
Construction & Alterations)

Addition of one
Building Inspection
District

Services Complaints

Refers serious existing
violations to spot
condemnation force.

Engineering Division

(4 Personnel)

(Increase of 3
Personnel by June 1960
Budget)

1959-60 Goals

1959-60 Progress

1960-61 Goals

Mechanical Division

(2 Inspection Personnel)

Electrical Division

(19 Inspection Personnel)

Reviews and inspects on
electrical permit applic-
ations.

Services Complaints

Plumbing Division

(9 Inspection Personnel)

(Increase of 1 Inspec-
tor by January, 1961)

Reviews and inspects on
Plumbing Permit
Applications

Services Complaints

Spot Condemnation Division

(5 Inspection Personnel)

(Increase of 1 clerk-
typist by Jan. 1961)

Housing Code, Building and
Electrical Code Spot
Condemnation throughout the
City on complaints from
Public, Department of Public
Health and Fire Department,
also refer cases.

Permit inspection on
work to be required
because of Spot
Condemnation Activity

1959-60 Goals

1959-60 Progress

1960-61 Goals

Inspects and reports to
Department of Public Health
on their condemnation cases.

Inspection of properties to
be acquired in Western
Addition Project Area.

Report of Residential Building Record

(Up to 50 Inspection
Personnel)

Establishment of
mechanism to report
and inspect.

Urban Renewal Division

(9 Inspection Personnel)

(Increase of 1 General-
Clerk-Stenographer
by January, 1961.

Planned area code enforce-
ment in conservation areas

Extension of
conservation program in
Pacific Heights

Conservation program to
follow public improv-
ements

Permit inspections in
planned areas

Elimination of violations
in conservation areas.

Neighborhood studies

1959-60 Goals

1959-60 Progress

1960-61 Goals

FIRE DEPARTMENT
Bureau of Fire Prevention
and Safety

Transfer of 1 person to
Department of Public
Works (Part 4, Goal 5
and Part 5, Goal 6)

(24 District Inspectors)

Retention of personnel,
one loaned, rather than
transferred to D.P.W.,
(because of differing
departmental pay scales
and benefits.)

Review of Building Permit
Applications

Inspection and reports to
Department of Public Health
and Department of Public
Works for condemnation
proceedings.

Fire Fighting Field Force

(Approximately 1500 Personnel
to be involved in inspection
program)

Initiation of rehabil-
itation program.

Restudy and improve-
ments in personnel
classification and
procedures.

Home inspection program
in every residential
building.

OTAL CODE ENFO-CEMENT PERSONNEL AND EXPENDITURES

959-60 Goal

inancing for

ode Enforcement
Part 4, Goal 5, and
art 5, Goal 6)

1957-58

1958-59

1959-60

Goal 1
1960-61

. Department of City Planning

Personnel
Amount

27
\$ 212,802

27
\$ 218,358

30²
\$ 254,735

41³
\$ 336,554

. Department of Public Health

Bureau of Food and Sanitary Inspection

Personnel
Amount

73
\$ 508,089

77⁴
\$ 573,786

73⁵
\$ 565,624

73
\$ 589,441

. Department of Public Works

Bureau of Building Inspection

Personnel
Amount

66
\$ 508,591

74⁶
\$ 618,527

81⁷
\$ 702,644

87⁸
\$ 769,322

. Fire Department

Bureau of Fire Prevention and Safety

Personnel
Amount

32
\$ 226,800

32
\$ 226,800

32
\$ 220,452

32
\$ 245,388

1 1960-61 Amounts recorded are budget requests as submitted by the Mayor to the Board of Supervisors for their review. It is expected that the Board will pass the Budget on May 16, 1960.

Goals

Personnel figures are also as recorded in the requested budget except that 5 positions in the Department of City Planning (See Note 3) and 3 positions in the Bureau of Building Inspection (See Note 8) are to be restudied. It is expected that they will be requested by Supplemental Appropriation by January, 1961.

2 Department of City Planning (Personnel figures do not include 5 Commissioners)

1959-60 Addition of 1 Zoning Administrator, 1 Zoning Technician, 1 Senior Clerk-Typist.

In addition, 1 temporary Assistant Planner is hired out of Board of Supervisors Special Appropriation for a Western Addition Study.

3 1960-61 Budget requests addition of 2 Zoning Technicians, 1 Assistant Zoning Technician, 1 City Planning Draftsman (Zoning), 1 General Clerk-Stenographer (Zoning), 1 Associate Planner (Urban Renewal).

Supplemental appropriation request by January 1961 is expected to add: 1 Zoning Technician, 1 Assistant Zoning Technician, 1 General Clerk-Stenographer (Zoning), 1 Senior City Planner (Urban Renewal), 1 Senior Librarian (for Zoning, Urban Renewal and other Planning Research).

4 Department of Public Health -- 1958-59 Addition of 1 District Supervisor and 3 Sanitarians for Urban Renewal Work. Those personnel actually were managed by the Department of Public Works, Bureau of Building Inspection, Urban Renewal Division.

5 1959-60 Transfer of funds for the four 1958-59 Positions to the Department of Public Works.

6 Department of Public Works 1958-59 -- Addition of 1 Associate Coordinator, Urban Renewal; 1 Urban Renewal Analyst; 3 Building Inspectors, 1 Electrical Inspector; 1 Plumbing Inspector (position not filled); 1 General Clerk-Stenographer for Urban Renewal work. Also 1 Assistant Superintendent Bureau of Building Inspection was added and 1 Senior Civil Engineer was deleted.

1959-60

Four of the seven increase is actually a transfer of Budget to the Bureau of Building Inspection of the 1 District Inspector and 3 Sanitarians that were added to the Department of Public Health payroll in 1959-60.

On September 8, 1959 an emergency ordinance added 1 Supervising Construction Inspector and 2 Building Inspectors -- Thus bringing the total count to 81.

There was also an addition of 3 Civil Engineers on a temporary basis. (The amount allocated reflects these new permanent and temporary positions.)

1960-61

Budget requests addition of 3 Civil Engineers.

Supplemental Appropriation request by January 1961 is expected to add: 1 Plumbing Inspector, 1 Clerk-Typist (Spot Condemnation), 1 General Clerk-Stenographer (Urban Renewal).

Four clerical personnel and new Inspectors as needed (up to 50) will be requested to service the Housing Code Amendment relating to the report of Residential Building Record.

DEPARTMENTAL ACTIVITIES

DEPARTMENT OF CITY PLANNING

This Department has the responsibility of preparing preliminary plans for projects to be carried out by the Redevelopment Agency. The Director of Planning also recommends Rehabilitation and Conservation projects to be designated by the Chief Administrative Officer and carried out by the Director of Public Works. In order that such projects may be selected as parts of a comprehensive program, the Department has prepared a City-Wide Urban Renewal Plan. (See: Part II, Community Plan).

1959-60 Goals

Zoning Division Powers

1959-60 Progress

The code enforcement responsibilities of the Zoning Division have been extended under the New Zoning Ordinance. The Zoning Administrator may cause inspections to be made and call on other City Departments to assist him. In addition to approving or disapproving building permits, he may also serve notice requiring the removal of a use in violation of the ordinance and call upon the District Attorney, Chief of Police, or City Attorney to assist in enforcement of the Ordinance. (San Francisco Zoning Ordinance, Section 209.) (A Senior City Planner, an Associate City Planner, and 3 temporarily assigned Asst. City Planners are also in the Division. (See also: Part II, Community Plan, Zoning)

1960-61 Goals

IV-4 Establishment of Zoning enforcement procedures by the Zoning Administrator.

DEPARTMENT OF PUBLIC HEALTH

This Department is empowered to carry out code enforcement activities under provisions of the San Francisco Charter, Health Code, and Housing Code. The Bureau of Food and Sanitary Inspection issues a Permit of Occupancy to apartment houses and hotels.

Annual inspections result in reapproval or disapproval of these permits. Outside a conservation area or rehabilitation area the Department enforces provisions dealing with maintenance, sanitation, ventilation, use, and occupancy of building and the Director of Public Health causes abatement of all code violations in apartment houses and hotels. There are now 47 District Sanitarians, Four District Supervisors, and Four Assistant District Supervisors. Five additional Sanitarians are engaged in Special Spot Condemnation activities.

<u>1959-60 Goals</u>	<u>1959-60 Progress</u>	<u>1960-61 Goals</u>
District Inspection Activity	District Sanitarians conducted Annual Permit of Occupancy inspections; serviced complaints related directly to substandard housing situations; and processed Building applications for the improvement of property or for required correction of Housing Code violations resulting from inspections and notices. Upon consolidation of the inspection personnel and a reduction in size of their assigned areas, planning was directed to the recording of all structures containing three (3) or more dwelling units.	IV-5 Remedial measures, to be initiated as indicated by the Mission District survey of 1959. Seven District Sanitarians progressively to activate correction of housing conditions within the eight hundred structures detailed in the survey. These inspections of structures containing three or more dwelling units result in complete enforcement of all code violations.

1959-60 Goals

Spot Condemnation Inspection Activities

1959-60 Progress

During the fourth quarter of 1959 an exterior and interior survey was made. This survey was intended to present obvious non-conforming housing conditions and give some indication of the relative man-hour demand of any program aimed toward rehabilitation of all sub-standard housing. Two men were assigned within the area described as Army Street bounded on the east by South Van Ness Avenue, on the west by Fortola Drive - Market St. converging at the intersection of Market St. and South Van Ness Avenue. This area encompasses approximately five hundred fifty blocks. Their findings established that there were at least eight hundred structures of three or more dwelling units wherein remedial measures should be initiated.

Spot condemnations of sub-standard multiple occupancy buildings were continued on city wide basis with all 47 District Sanitarians participating. With the

1960-61 Goals

IV-6 The District Sanitarians housing inspection program to be supported by an advanced system of recording which provides more satisfactory means of reporting progress on housing reinspections and aids greatly in referral problems.

This system utilizes a card that will permit a revision of the filing system and eliminate certain duplication of records in the interest of time and space requirements.

1959-60 Goals

1959-60 Progress

consolidation of food and housing personnel and with the increased volume of inspections, it became practical to consolidate the former method spot condemnations based on complaints with a door-to-door survey method of determining buildings in need of remedial action.

The five Sanitarians formerly utilized in all districts to investigate and prepare spot condemnation cases were reassigned to a program of eliminating hazardous conditions in substandard buildings in the western Addition (Van Ness Ave., California Street, Fillmore Street and Hayes Street).

This reassignment in effect has accelerated a project undertaken and continued on

1960-61 Goals

IV-7 Spot condemnation activities to be continued on a complaint and survey basis with an expected increase in total housing activities anticipated in view of revised methods of reporting and control.

IV-8 The 5 Sanitarians formerly utilized for city wide spot condemnation to continue their activities in the Western Addition with buildings having major safety hazards either returned to standard condition or under condemnation order.

IV-9 An intensive campaign to be initiated in order to eliminate substandard occupancy and buildings South of Market in the area bounded by Embarcadero on the east, James Lick Skyway on the south,

1959-60 Goals

1959-60 Progress

a limited basis in 1956 as a result of an "Unlawful Conversion Survey" in 1955. In December, 1959 the majority of the unlawfully converted structures with serious safety hazards were under Health Department notice to alter, repair, vacate or demolish, with two-thirds of the total substandard buildings in the process of undergoing the required alterations and repairs.

At the request of the redevelopment Agency, a housing inspecting training program was initiated for their field personnel to assure adequate inspection of relocation housing for displaced persons from the Western Addition Redevelopment Project area. As a part of this course of instruction, 468 inspections were made by the spot condemnation group in company with Redevelopment Agency trainees.

1960-61 Goals

Ninth Street on the west and Market Street on the north.

1959-60 Goals1959-60 Progress1960-61 Goals

The spot condemnation personnel also provided 168 building reports for use in those cases involved in acquisition litigation in the Western Addition Project Area.

Correction Procedures

(See Exhibits IV-C, IV-D,
IV-E)

IV-10 Increased number of substandard buildings to be corrected by adjustment or, if necessary, hearings before the Director of Public Health, the City Attorney and the Superior Courts.

DEPARTMENT OF PUBLIC WORKS

The Department is empowered to carry out code enforcement activities in buildings under provisions of the San Francisco Charter, Building Code, and Housing Code. The Bureau of Building Inspection enforces provisions dealing with new construction, additions, alterations, repairs and changes of use or occupancy, hazards and unsafe maintenance. The Director of Public Works causes abatement of code violations in all buildings within a rehabilitation area or conservation area and for one and two family dwellings, commercial, and industrial buildings outside such areas. The Bureau of Building Inspection includes an Urban Renewal Division.

1959-60 Goals1959-60 Progress1960-61 Goals

Changes in Staff

A new Superintendent of the Bureau of Building Inspection assumed office



1959-60 Goals

District Inspection Activities

Spot Condemnation Inspection Activities

1959-60 Progress

An Assistant Superintendent replaced a Senior Civil Engineer and one new Supervising Construction Inspector, and two new Building Inspectors were added to the staff.

The city is now divided into fourteen building inspection districts. Within his district the inspector processes all building permits, services complaints and reports cases to the Spot Condemnation Team. These Inspectors are supervised by a Supervising Construction Inspector. There are additional building inspectors, engineers, electrical inspectors, boiler inspectors, and plumbing inspectors who are assigned to districts or special types of inspection activities.

With replacement of retired personnel and the addition of a Supervising Construction

1960-61 Goals

IV-11 Establishment of mechanism to service the Report of Residential Building Record and voluntary inspection. (See: Part I--Codes and Ordinances, Housing Code Amendment),

IV-12 Addition of one Building Inspection District.

IV-13 Increase in engineering staff to expedite the issuing of building permits and provide more thorough review on structural matters.

IV-14 Modification of procedure so that building permits resulting from

1959-60 Goals

Urban Renewal Division Activities

1959-60 Progress

Inspector, this force was brought up to its full strength of one supervisor, three building inspectors, one electrical inspector, and one clerk-stenographer. This force answers complaints and is responsible for rehabilitation or demolition of substandard buildings throughout the city. It also inspects in condemnation cases referred by the Department of Public Health, and during 1959, 142 inspections were made in the Western Addition Project Area on request of the Redevelopment Agency.

The Division completed a city-wide external study of converted structures and listing of addresses. (See: Part III, Neighborhood Analysis).

1960-61 Goals

spot condemnation work will be processed by this group rather than by the district inspectors, there by increasing efficiency and quality control.

1959-60 Goals

Completion of Economic Feasibility Study

Initiation of Conservation Program. (Part 4, Goal 3 and Part 3, Goal 1).

1959-60 Progress

The study of the feasibility of rehabilitating four areas of San Francisco was completed. (See: Part III, Neighborhood Analysis, Feasibility of Rehabilitation).

The Division completed initial inspections and reports in Conservation Areas one and two in the Pacific Heights Section. Every residential and commercial building in this area is being inspected and correction notices sent to owners. Owners are given 15 days to apply for permit or show that first steps toward such application is being taken. Rehabilitation of the structures has begun. Street-tree planting, undergrounding of utility lines, and a study of park improvements was also initiated within the areas.
(see Exhibit IV-F)

1960-61 Goals

IV-15 Completion of restoration of structures in Conservation area One and Two.

IV-16 Designation and inspection of other Conservation Areas in order to complete the Pacific Heights Conservation District (Bounded by Broadway on the North Van Ness Ave. on the East, California on the South, Presidio Ave, on the West.)

IV-17 Initiation of a policy of designation of conservation programs throughout the city to accompany those public improvements that are of direct benefit to nearby properties.

1959-60 Goals

Rehabilitation Area
Study (Part 7, Goal 1)

1959-60 Progress

The Division, together with the Department of City Planning and the Redevelopment Agency, worked with neighborhood leaders toward the establishment of a rehabilitation type of Urban Renewal area.

1960-61 Goals

IV-18 Continuation of research and public education designed to encourage rehabilitation projects. Initiation of a project. (It is anticipated that the present staff will be able to inspect and send notices to 1200 structures per year, approximately 40 blocks, in conservation or rehabilitation areas. There is not yet enough experience to estimate total number of corrections during the year).

Staff Organization

The Division is staffed by one Supervisor, Food and Housing; three Building Inspectors, three Sanitarians, one Electrical Inspector, one Fire Prevention Inspector on loan from the Bureau of Fire Prevention and Public Safety, one Plumbing Inspector as needed, and one clerk-stenographer. It is under the direction of the Urban Renewal Analyst.

IV-19 Reorganization of the Division so that the Basic Inspectors will be of the same classification and pay scale and so that the Supervisor will be in line with this classification. By August, 1960.

1959-60 Goals

Preparation of Procedural
Forms

Correction Procedure

1959-60 Progress

Initial inspection is made by a Building Inspector or Sanitarian who calls on other Inspectors or Zoning Technicians, as needed, so that reports to owners contain a list of violations of applicable codes.

Forms, standard correction sentences and guides to inspectors were prepared in preliminary form so that a higher degree of uniformity is introduced into inspections and reports.

(See Exhibits IV-G, IV-H,
IV-I)

1960-61 Goals

Staff enlargement will not be requested until reorganization takes place and pace of the program can be gauged from experience.

IV-20 Revision and reprinting of forms and guides as techniques are tried and perfected.

IV-21 Increased number of substandard buildings to be corrected by adjustment or, if necessary, hearings before the Director of Public Works, the City Attorney and the Superior Courts.

E DEPARTMENT

Under provisions of the San Francisco Charter, Fire Code, Building Code and Housing Code the Department is empowered to carry out code enforcement activities in buildings. The Bureau of Fire Prevention and Public Safety examines Building permits. The Bureau enforces provisions pertaining to fire prevention, fire spread control, and protection of persons and property from hazard of fire, explosion, or panic.

1959-60 Goals

Inspection Activity

1959-60 Progress

The Bureau continued its inspection and reports to the Department of Public Health and the Department of Public Works.

(See Exhibit IV-J)

1960-61 Goals

- IV-22 Initiation of a Home Inspection Program of every residential building by the Fire Fighting Field Force Institution of the program is anticipated by December, 1960. This type of investigation campaign to uncover inadequate fire protection was developed by the International Association of Fire Chiefs.
- IV-23 Fire Department to add a second fire boat to its equipment. Agreement with the Port Authority on the acquisition of this boat is anticipated during Dec., 1960.

REDEVELOPMENT AGENCY

The San Francisco Redevelopment Agency, organized under the Community Redevelopment Law of California, was activated by resolution of the Board of Supervisors of the City and County of San Francisco in 1948. The Agency has responsibility for the Redevelopment Phase of Urban Renewal Activity in San Francisco. The Rehousing Bureau of the Agency relocates families displaced by code enforcement, condemnation, and land acquisition by City Departments and redevelopment projects.

1959-60 Goals

Staff Reorganization

1959-60 Progress

The Staff of the Agency has been reorganized to more effectively carry out the redevelopment function.

1960-61 Goals

IV-24 Further streamlining of internal and external procedures involving other organizations.

WESTERN ADDITION REDEVELOPMENT

Advance Western Addition Redevelopment Project. Commence Geary Street widening and underpass at Fillmore Street, complete land acquisition (Part 8, Goal 1).

Construction of Geary Street widening and underpass started in January 1960. Land acquisition 95% complete as of April, 1960. Lands offered for sale in February, 1960.

IV-25 Complete agreements for the sale of land before February, 1961. Proceed with Geary Street widening and underpass construction. (Scheduled for completion January, 1962).

DIAMOND HEIGHTS REDEVELOPMENT

Advance Diamond Heights Redevelopment Project. Complete land acquisition and demolition. Quiet all McEnerney title actions. Commence site improvements (Part 8, Goal 2).

Land acquisition complete as of March 1960; demolition complete as of May 1960. Quiet title actions complete. Construction of site improvements and streets started March 1960.

IV-26 Initiate Land Sales by November, 1960

GOLDEN GATEWAY REDEVELOPMENT (Embarcadero-Lower Market Area)

Advance Golden Gateway Redevelopment Project. Revise Loan & Grant Application per URA review. Approve Urban Renewal Plan and execute Loan and Grant Contract. Initiate Land Purchase Program (Part 8, Goal 3).

Revised application submitted. Board of Supervisors (1) approved Final Plan in May 1959 and (2) signed Loan & Grant Contract in June 1959. Land acquisition initiated in December 1960. ~~Proposals~~ ^{SS} for residential and public garage sections of Golden Gateway were received in March 1960 and are now under review. Demolition initiated in April, 1960.

IV-27 Select developers for residential and public garage sections of Golden Gateway; December 1960.

IV-28 Accelerate land purchase and demolition. Complete demolition or foster court condemnation action.

1959-60 Goals

1959-60 Progress

1960-61 Goals

NEW DEVELOPMENT PROJECTS

Initiate New Urban
Renewal Project
(Part 8, Goal 7).

In February, 1960, Board of
Supervisors appropriated
\$8870 for application to
Federal Urban Renewal Ad-
ministration for planning
new project in the Western
Addition.

IV-29 Prepare and submit
application for
Federal assistance
for new project in
Western Addition.

IV-30 Complete examination
of feasibility of
formal renewal pro-
ject South of Market,
if deemed desirable
and prepare and sub-
mit application for
Federal Assistance.

INSPECTION ACTIVITY

New Construction and Alterations

	¹ <u>1958-59</u>	<u>1959-60 (estimated)</u>
Cost of Construction	\$92,217,822	\$112,388,620
Building Permits	11,614	11,032
Electrical Permits	17,248	16,438
Plumbing Permits	7,079	6,892
Gas Permits	14,833	14,832

¹
Statistics available on a fiscal-year basis

District Inspections (on new construction, alterations, and Existing Building)

Building Inspectors	<u>1958-59</u> ¹	<u>1959-60 (estimated)</u>
Inspections	53,052	51,374
Complaints ²	4,354	3,882
Electrical Inspectors		
Inspections	55,434	57,440
Complaints	4,639	4,892
Plumbing Inspections		
Plumbing Inspections	14,217	15,344
Gas Inspections	18,769	20,554
Complaints Answered	1,675	2,150
Sanitarian (Dept. Public Health)		
	<u>1958</u> ³	<u>1959</u>
Inspections	46,472	57,612
Complaints Received	5,367	6,596
Complaints Abated	4,793	5,632
Fire Prevention Inspectors	<u>1958</u>	<u>1959</u>
Inspections	9,416	9,450
Reinspections	13,305	12,987
Violations	11,485	9,530
Corrections	10,492	9,511

¹Statistics available on a fiscal-year basis

²Normally the unit of inspection or complaint is the structure. A complaint about two dwelling units within one structure is counted as one complaint.

³Statistics available on a calendar-year basis

Spot Condemnation Inspections

Continue Spot Condemnation Activity
(Part 4, Goal 4)

<u>Complaints</u>	1958			1959		
	<u>DPH</u>	<u>DPW</u>	<u>Total</u>	<u>DPH</u>	<u>DPW</u>	<u>Total</u>
Total Number Filed	335	190	525	355	224	579
Adjusted without formal hearing	195	68	263	219	74	291
Adjusted with formal hearing	64	85	149	37	36	123
Cases Pending with Director ¹	6	54	60	3	42	45
Cases Pending with City Attorney ¹	18	127	145	33	140	173
Backlog of Complaints ¹	260	271	531	148	340	488
Buildings Restored	200	54	254	190	72	262
Buildings Demolished	23	111	134	21	86	107

Urban Renewal Division (Department of Public Works)

(As of March 31, 1960)

	Date of Designation	Total ² Buildings in Area	Bldgs. Inspected	Correction ³ Reports Sent	Letters of ⁴ Commendation Sent	Correction Permit Applications Received
Conservation Area One	Nov. 12, 1959	150	150	44	4	8
Conservation Area Two	Feb. 16, 1960	184	28	0	0	1

(See also: Exhibits IV-K, IV-L)

¹

As of December 31 of that year.

²

All Buildings, other than Institutional types, are inspected by the Urban Renewal Division.

³

Correction reports to owners include violations requiring correction, other suggested improvements (paint facade, etc.)

⁴

Letters of commendation are sent where no violations of codes are found, suggested improvements may be included.

PART V - FINANCING

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

URBAN RENEWAL EXPENDITURES

Code Enforcement Financing

Financing for vigorous
code enforcement
(Part 4, Goal 5 and
Part 5, Goal 6)

Code enforcement expenditures for
the last four fiscal years for
bureaus concerned with Urban Re-
newal type activities are list-
ed on page 28.
The source of funds for past
years and the coming year is the
General Fund of the City and
County of San Francisco to which
all permit fees contribute.

V-1a Effectuate budgeted program
for inspection bureaus as
listed on page 28. Sup-
plemental appropriations
will be requested as need-
ed within the financial reg-
ulations of the City Charter.

City Planning Financing

Financing for planning
(Part 4, Goal 5)

Estimated expenditures are in-
corporated in the budget of the
Department of City Planning. The
source of funds is the General
Fund of the City and County of
San Francisco.

V-1b Effectuate budgeted program
for planning and zoning
and subdivision control as
listed below:

Development of Comprehensive Plan	\$26,200	\$36,000
Zoning Administration	64,600	89,200
Subdivision Control Administration	5,200	5,700

1959 - 60 Goals

Finances for Neighborhood
Analyses

Finances for Relocation

1959 - 60 Progress

Estimated expenditures for 1959-
60 Fiscal Year are \$21,300 in-
corporated in the City Planning
Department Budget.

In addition to Redevelopment
Agency's relocation program,
the City's estimated expendi-
tures for 1959-60 Fiscal Year
are \$2,800 appropriated from
City funds for centralized
listing service to be provide-
ed by Redevelopment Agency.

1960 - 61 Goals

V-1c Effectuate budgeted program
estimated at \$32,200 in
City Planning Department
for 1960-61.

V-1d Appropriation of additional
funds contingent on needs
in excess of present funds
available.

FEDERALLY ASSISTED PROGRAMS

Western Addition Re-
development Project

The City's share of the project
expenditures is estimated to be
\$3,971,475 of which \$3,555,691
will be available from non-cash
grants-in-aid. Values taken
from proposed budget.

Diamond Heights Redevel-
opment Project

City's share of project expendi-
tures is estimated to be \$443,527;
however, \$3,134,714 will be avail-
able in non-cash grants-in-aid.
Values from presently approved
budget.

1959 - 60 Goals

Golden Gateway Redevel-
opment Project

Total Redevelopment
Program

1959 - 60 Progress

City's share of project expen-
ditures is estimated to be
\$3,065,579 of which \$2,826,761
will be available from non-cash
grants-in-aid. Values from
presently approved budget.

The City's share of project expen-
ditures for these three current
projects is estimated to be \$8,180,
601; however, non-cash grant-in-aid
was estimated to total \$9,517,166
thus allowing an estimated surplus
of \$1,336,565 which will be avail-
able for application to other pro-
jects. Capital improvements will
be scheduled to insure full benefits
from non-cash grants-in-aid pro-
cedures.

This total available grant-in-aid
funding does not include the pro-
posed Golden Gateway Public Park-
ing Garage which could provide an
additional grant-in-aid with an es-
timated value of \$1,000,000.00.

City Tax grants-in-aid for the West-
ern Addition and Diamond Heights Pro-
ject Areas, not formerly claimed, could
provide an additional estimated \$1,500,000
to be applied to other project areas.

1960 - 61 Goals

1959 - 60 Goals

New Redevelopment Projects

1959 - 60 Progress

A new Western Addition Project Area \$8,860 appropriation from City's funds to prepare survey and planning grant application was made in March, 1960.

1960 - 61 Goals

V-1e Commitments of necessary appropriations to fulfill City's share of new project costs.

V-1f Additional Project South of Market (Project "D"). Appropriations from City's funds to allow survey and planning grant application or funds for preparation of complete Redevelopment Plan.

CAPITAL BUDGETING

Prepare study of capital needs for the next six years.

Pursuant to Section 69.1 of the Charter, the Department of City Planning prepared a report dated January 1960 recommending a program of Capital Improvements for the Fiscal Year 1960-1961 and Proposed capital improvements for the Fiscal Years 1961-62 through 1965-66. (See Exhibit II-A).

V-2 Extend six-year Capital Improvement Program to June 30, 1967.

FINANCIAL ABILITY

Review ways and means of financing needed capital improvements.

Proposed sources of financing are included in report on "Capital Improvement Program" Exhibit II-A above.

V-3 Continue to review and to put into effect improved ways and means of financing major long-term needs.

1959 - 60 Goals1959 - 60 Progress1960 - 61 Goals

The City's ability to provide capital improvements is evidenced by the status of its bonded debt (set forth below) and by its inclusion of major capital improvements in the annual budget to be financed with current revenues:

Review financing by general obligation bonds.

The bonded debt of San Francisco consists entirely of general obligation bonds which are paid from (1) utility revenues, (2) sales taxes and (3) ad valorem taxes. The maximum limit of 12% of the 1959-60 Assessment Roll (\$2,014,734,779) amounts to \$241,768,173. Current evaluations of unused bonding capacity is as follows:

<u>Fiscal Year</u>	ESTIMATE OF UNUSED BONDED DEBT LIMIT (in Thousands of Dollars)		
	<u>Unused Bonded Debt Limit*</u>	<u>Estimated Increase in Bonds Outstanding**</u>	<u>Estimated Unused Bonded Debt Limit</u>
1959 - 60	\$ 66,945	\$	\$ 66,945
1960 - 61	90,053	24,305	65,748
1961 - 62	114,292	36,205	78,087
1962 - 63	139,429	45,935	93,494
1963 - 64	164,104	52,570	111,534

* Includes estimated addition to limit based upon projected increase in assessment rolls.

** Estimated sales less estimated redemptions.

The above estimate of unused bonded debt limit does not include bonds financing water collection and distribution which are not subject to the limit of 12% of the Assessment Roll. As of December 1, 1959, bonds exempt from the limit amounted to \$43,667,000.00.

1959 - 60 Goals

Review financing by current revenues

Review financing by non-profit corporations.

1959 - 60 Progress

Capital Improvements are proposed in the 1959-60 Budget from current revenues in an amount of \$10,068,876.00.

The City by the formation of non-profit corporations financed the construction of two additional parking garages.

1960 - 61 Goals

V-4 Continue analysis of City's current ability to finance improvements from current revenues.

V-5 Continue to explore methods of financing needed improvements by means of non-profit corporations.

The City by the formation of non-profit corporations has constructed three and is constructing two parking garages in the downtown area of San Francisco. These garages will accommodate approximately 5000 cars. The City has title to the completed structures and retains control over rates and hours of operation. Upon extinguishment of the non-profit corporation debt, the revenues of the facility accrue to the City. The bonds issued for these garages are obligations of the non-profit corporations and do not affect the bonded debt limit hereinbefore referred to.
(See Exhibits V-A, V-B)

PART VI - HOUSING FOR DISPLACED PERSONS

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

RELOCATION PLANNING

VI-1 (See Part IV-2, Administrative Organization - Goals and Organization Committee concerning relocation planning for persons displaced by all governmental activity).

CENTRALIZED REFERRAL SERVICE

Supplemental appropriation to be submitted to Board of Supervisors to provide payments to the Redevelopment Agency for their services on a unit cost basis.
(Part 6, Goal 2)

Board of Supervisors appropriated \$2800 in August 1959 for relocation referral service to be provided by the Redevelopment Agency. This sum is being administered by the Bureau of Building Inspection of the Department of Public Works and is not subject to annual appropriation. (See Exhibit VI-G for copy of Ordinance).
(See Exhibit VI-C for Referral Procedures; also Exhibit for Copy of Referral Letter).

VI-2 Continuation and strengthening of referral service. To date 3 families have used this service.

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

RELOCATION HOUSING NEEDS

Development of larger supply of housing for low and middle income families by:

- a. Construction of more public housing (Part 6, Goal 1)

100 new low-rent apartments completed at Hunter's Point

VI-3 Continue efforts to develop larger supply of housing for low and middle income families

VI-4 Complete construction of: Ping Yuen Annex before Sept. 1961 (194 units); Yerba Buena Annex before July 1961 (211 units); Hayes Valley before Oct. 1961 (328 units)

- b. Possible use of City's allocation of 150 units to be financed under Section 221. (See Exhibit VI-D for letter allocating Section 221 units to San Francisco; also see Exhibit VI-B for letter approving use of higher mortgage limitation allowable under Section 221 for sales housing due to high cost designation for San Francisco)

Redevelopment Agency has allocated VI-5 a section of Western Addition Project for relocation housing.

Mayor Christopher requested and was granted higher mortgage limitation under Section 221 for multi-family dwellings in addition to the approval already given for higher limitations for sales housing in San Francisco (See Exhibit VI-F).

See VII-2(m) Attempts will be made to interest the developers in constructing relocation and middle income housing in the sections of the Western Addition Project designated for these purposes by the Redevelopment Agency.

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

VI-6 See Part IV-2 concerning over-all planning for families to be displaced by governmental action as follows:

<u>Type of displacement</u>	<u>Estimated No. of Families</u>
Urban Renewal	800
Code Enforcement	1200
Highways	200
Redevelopment	135
Other	<u>220</u>
Total families to be displaced	2555

UNITED COMMUNITY FUND -
SOCIAL PLANNING

Establish program to help families adjust to relocation environment. (Part 8, Goal 4).

(See Part VII, Citizens Participation United Community Fund).

VI-7 Special Program to be conducted through grant from Rosenberg Foundation plus federal funds to Public Welfare Department and United Community Fund. The program is aimed at strengthening services to families and youth, developing better city-wide and neighborhood cooperation and coordination between public

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

departments, private agencies,
and community leaders and or-
ganizations.

ACCELERATED RELOCATION
BY REDEVELOPMENT AGENCY

As an indication of the acceler- VI-8 Initiate relocation plan-
ated pace of relocation in the
Western Addition Project in
1959 the following table estab-
lishes the comparison:

Number of	1958	1959
Relocations:		
Families	336	586
Individual House		
holders	247	597
Businesses	46	150

PART VII - CITIZEN PARTICIPATION

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

CITIZENS PARTICIPATION COMMITTEE ON URBAN RENEWAL

Continued liaison with
Neighborhood Groups
(Part 7, Goal 3)

Regular monthly meetings held
with personnel of various
City Departments in attendance.

VII-1 List of contractors and lending institutions to be compiled as an aid to property owners in Conservation Areas.

Support for renewal projects. (Part 7, Goals 1 & 2).

Committee endorsed Conservation area One and Two.

Sponsoring of Field Trip

Committee sponsored a field trip for committee members, other citizen groups, the Mayor and other city officials to Foot-of-Market, Western Addition, and Diamond Heights redevelopment areas and to the Haight-Ashbury District, a suggested rehabilitation area. (See Exhibit VII-A)

VII-2 Committee to work closely with San Francisco Planning and Urban Renewal Association which has the Staff and Financing to further the Urban Renewal effort. Five members of the Citizens Participation Committee are also members of the Executive Committee of S.F.P.U.R.A.

EDUCATION COMMITTEE OF THE CITIZENS PARTICIPATION COMMITTEE ON URBAN RENEWAL

Establishment of Committee and Education Program

Sponsored monthly meetings with members of public & private welfare organizations and members of City government to discuss different aspects of the Urban Renewal Program (See Exhibit VII-B)

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

SAN FRANCISCO PLANNING AND URBAN RENEWAL ASSOCIATION

Reorganization

San Francisco Planning and Housing Association reorganized under the above title with a grant from private business interests of \$30,000 for each of three years. A permanent executive director was hired. New memberships are being solicited. Budget for 1959-60 was \$6,000; for the current year \$45,000.

Support for Renewal Projects
(Part 7, Goals 1 & 2)

Sponsored a meeting to present a suggested South of Market redevelopment project to members of the business community.

Committees organized to accomplish association activities and goals.
(See Exhibit VII-C)

- VII-3 (a) Raise funds to meet \$50,000 budget.
- (b) Develop general neighborhood education program.
- (c) Organize meetings for residents and owners in project areas.

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

- (d) Institute analysis of the Capital Improvement Program.
- VII-2 (e) Investigate renewal mechanism in city government.
- (f) Institute analysis of city's financial capacity to Manage Capital Improvement budget.
- (g) Recommend and Support second project in Western Addition.
- (h) Recommend and Support South of Market redevelopment project.
- (i) Assist in stimulating development in three existing redevelopment projects.
- (j) Review and assist in Golden Gateway development matters and in relocation of produce market and industries.
- (k) Analyze relocation program and its affect on citywide housing.
- (l) Stimulate formulation of special pooled financing plan for home improvement and rehabilitation loans.

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

- VII-2 (a) Investigate and assist in the stimulation of sponsors for cooperative housing in Western Addition.
- (n) Assist Urban Renewal Department in education program for conservation areas.
- (o) Develop standards relating site planning to land use and zoning.
- (p) Investigate regional aspects of city planning and development decisions.

UNITED COMMUNITY FUND

Organized support for Urban Renewal Program.
(Part 7, Goal 1)

Organized the Haight-Ashbury Neighborhood Council with financing from the Emil Schwartzhaupt Foundation. This program utilizes the services of a professional Neighborhood Council Consultant.

Entered into agreement with the public Welfare Department to provide for strengthening of services to families and youth,

- VII-4 (a) Development of further neighborhood Councils.
- (b) Participation in an interagency workshop on Urban Renewal.

finding and assisting in solution of problems contributing to juvenile delinquency, maladjustment and breakdown of healthy family life, and developing better citywide and neighborhood coordination and cooperation. (See also Part VI, Housing for Displaced Persons, United Community Fund).

Voted to support the Urban Rehabilitation and Conservation Program, November 1959. Agreed to implement this policy by:

1. Familiarizing themselves with the goals and techniques of Urban Renewal.
2. Encourage member agencies to participate in Urban Renewal workshops.
3. Cooperation with other groups which are working for a strong, active Urban Renewal program in San Francisco.

The Social Planning Department co-operated with University of California Extension Service and with the San Francisco Planning and Urban Renewal Association in pro-

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

moting attendance at an Urban Renewal Course at the University Extension in San Francisco, February 9, through May 17, 1960.

HAIGHT-ASHBURY NEIGHBORHOOD COUNCIL

Held meetings to explore the possibility of rehabilitation program in the district.

Sponsored street tree planting in the neighborhood.

COUNCIL FOR CIVIC UNITY

Initiated a listing service program to help minority group families find housing in areas where this right is now denied.
(See Exhibit VII-D)
This program is separate from the relocation service provided by the Redevelopment Agency under the official relocation program.

Conducted conferences on housing and minority group problems.

- VII-5 (a) Conduct a study of minority rental problems.
- (b) Initiate an educational program on minority housing.
- (c) Conduct a study of urban-suburban housing problems involving minorities.

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

SAN FRANCISCO HOME SHOW

The Department of City Planning, Department of Public Works and Redevelopment Agency cooperated in designing and building an exhibit which was placed in the "Home Show" held at the Cow Palace in September 1959. The exhibit entitled "Renewing San Francisco" consisted of photographs, slides coordinated with a taped talk and a booklet on the Urban Renewal Program urging citizen participation and support. (See Exhibit VII-E)

SAN FRANCISCO CHAMBER OF COMMERCE

The City Development Committee of The Chamber of Commerce had under study many aspects of the San Francisco Planning and Urban Renewal Program. (See also, Part 8, Miscellaneous Projects, Street Tree Planting)

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

COMMITTEE ON MINORITY HOUSING PROBLEMS

(See Council for Civic Unity
above)

VII-6 Form committee on Minority
Housing Problems within
existing citizen organization
structure with representation
from those minority groups with
special housing problems.

PART VIII - OTHER RENEWAL ACCOMPLISHMENTS

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

PARKING FACILITIES

Complete Civic Center Garage and start construction of Stockton-Sutter Garage (Part 8, Goal 6)

Civic Center Garage complete and open. Construction started on Stockton-Sutter Garage (See Exhibit VIII-A)

VIII-1 Approve Portsmouth Square Proposal. Complete design and accept Bids for Golden Gateway Garage. Complete Stockton-Sutter Garage.

STREET TREE PLANTING

Initiate Street Tree planting.

The Department of Public Works has prepared a five-year program for street tree planting supported by public funds. This provides for planting in Conservation Areas and along major thoroughfares.

VIII-2 Begin first priority area planting in Conservation Area One and along selected major thoroughfares; Sept., 1960.

The San Francisco Chamber of Commerce, in collaboration with the San Francisco Garden Club and the Department of Public Works sponsored a "Plant a Tree Week", March 6-13, 1960.

Neighborhood clubs and councils and neighborhood business organizations sponsored program in various parts of the City.

VIII-3 Continue privately sponsored activity in field of street tree planting.

1959 - 60 Goals

1959 - 60 Progress

1960 - 61 Goals

STATE DIVISION OF HIGHWAYS

Proceed with accomplishment of Trafficways Plan.

Central and Embarcadero Freeway Sections completed.

VIII-4 Continuing right-of-way acquisition and construction for Southern Freeway.

Construction of Southern Freeway in progress

\$18,675,000 spent for projects in San Francisco.

VIII-5 Landscape Central and James Lick Freeway.

VIII-6 \$9,460,000 to be spent for San Francisco projects.

BAY AREA RAPID TRANSIT DISTRICT

Proceed with Transit System design and effectuation.

Conducted design studies for a Regional Transit System.

VIII-7 Place District Bond Issue proposal on ballot in November 1960.

PORT AUTHORITY

Proceed with Port Improvement Program

A \$50,000,000 bond issue for pier renovation was approved by the voters (State-wide) in November, 1959.

VIII-8 Planning and initial construction of new Port facilities in the vicinity of Islais Creek.

1959 - 60 Goals

1959 - 60 Progress

A study was carried out by consulting engineers to make recommendations for new Port facilities.

A suggested redevelopment scheme for the Embarcadero from the Ferry Building to Aquatic Park was presented for discussion.

Studies were initiated using consulting architects for improvements in the Fisherman's Wharf area.

1960 - 61 Goals

VIII-9 Continued studies for improvement and re-use of the North Embarcadero area. These studies are to be co-ordinated with the City Planning studies of the working areas of the City. (See Part III, Neighborhood Analysis)

(See also: Part IV - Administration, Redevelopment Agency)

EXHIBITS

- I-A Zoning Code - Text and Maps
- I-B Housing Code Amendment - Conservation and Rehabilitation Areas
- I-C Housing Code Amendment - Report of Residential Building Record.
- I-D Plumbing Code
- I-E Public Works Code

- II-A Capital Improvements Program, 1960-1961 through 1965-1966.
- II-B Civic Center Development Plan
- II-C Library Location Plan
- II-D City-Wide Urban Renewal Plan

- III-A Feasibility of Rehabilitation Study
- III-B Residential Conversion Study
- III-C Working Area Development Plans

- IV-A Inter-Agency Committee, Minutes of Meetings
- IV-B Housing Appeals Board, Minutes of Meetings

IV-C Department of Public Health, Building Record Form

IV-D Department of Public Health, Annual Report - 1958-1959

IV-E Department of Public Health, Statistical Report - 1958

IV-F Conservation Areas One and Two - Maps

IV-G Department of Public Works, Building Inspection and Reporting Forms

IV-H Department of Public Works, Building Inspection and Standard Corporation Sentences

IV-I Department of Public Works, Annual Report - 1957 - 1958

IV-J Fire Department, Bureau of Fire Prevention and Safety, Annual Report - 1959

IV-K Chart of Organizational Structures for Urban Renewal

IV-L List of Urban Renewal Agencies

V-A Annual Appropriation Ordinance - 1959-1960

V-B Annual Salary - Ordinance - 1959-1960

VI-A San Francisco Public Housing Authority, Annual Report - 1959

VI-B Relocation Reference Letter

VI-C General Procedures to Renewal Service

VI-D HHFA Letter Allocating Section 221 units to San Francisco

VI-E FHA Letter approving higher mortgage limits for sales housing

- VI-F FHA Letter allowing higher mortgage limitations for multi-family projects
- VI-G Ordinance of Appropriation for relocation service
- VII-A Citizens Participation Committee for Urban Renewal, Minutes of Meetings
- VII-B Education Subcommittee of the Citizens Participation Committee on Urban Renewal -
Minutes of Meetings
- VII-C San Francisco Planning and Urban Renewal Association, Reports
- VII-D Council for Civic Unity, Housing Opportunities Program, Reports
- VII-E "Renewing San Francisco"
- VIII-A San Francisco Parking Authority, Annual Report - 1958-1959

